

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS
MINUTES OF THE MEETING OF

May 19, 2006

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by John Nall, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of May 19, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

PUBLIC COMMENT PERIOD

None

CONSENT AGENDA:

None

NON-HEARING ITEMS:

1. This being the time set for hearing to consider a request by **CHRISTOPHER TIETZ** for a Minor Use Permit/Coastal Development Permit to allow the construction of a new single family residence and attached garage with 1,453 square feet of footprint, 2,803 square feet of gross structural area, and 250 square feet of TDCs. The project will result in the disturbance of approximately 3,300 square feet of a 4,957 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2117 Emmons Road, Lodge Hill, in the community of Cambria. The site is in the North Coast planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 6, 2006 for this project. Mitigation measures are proposed to address Geology & Soils and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File No: DRC2005-00009

Supervisory District: 2

Martha Neder, Project Manager

Assessor Parcel Number: 023-094-041

Date Accepted: February 23, 2006

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through R in Exhibit A and subject to Conditions 1 through 30 in Exhibit B. (Document No. 2006-270)

2. This being the time set for hearing to consider a request by **WILD ROSE VINEYARD (CHERY AND RANDY PHILLIPS)** for a Minor Use Permit to allow the conversion of an existing 1,500 square foot agricultural building into a winery with wine tasting. The project will result in the disturbance of approximately 4,000 square feet of an 88 acre parcel. The proposed project is within the Agriculture land use category and is located at 3000 Oakdale Road at the intersection of Oakdale Road and Las Tablas-Willow Creek Road approximately 0.4 miles northwest of Highway 46 approximately 4 miles west of the City of Paso Robles. The site is in the Adelaida planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there

is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 31, 2006 for this project. Mitigation measures are proposed to address aesthetics, public services and transportation and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File No: DRC2005-00038

Assessor Parcel Number: 040-101-005 & 006

Supervisory District: 1

Date Accepted: December 28, 2005

Karen Nall, Project Manager

Thereafter, on motion by the hearing officer, the Minor Use Permit is granted based on Findings A through F in Exhibit A and subject to Conditions 1 through 17 in Exhibit B. (Document No. 2006-271)

3. This being the time set for hearing to consider a request by **MARIANO RODRIQUEZ** for a Minor Use Permit/Coastal Development Permit to allow a detached garage/workshop larger than 1,000 square feet in size (1,650 square-feet) which will be located approximately 25 feet south of the existing primary residence. The project will result in the disturbance of approximately 4,650 square feet of a 1.11 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 838 Alejandro Way in the community of Callender Garrett. The site is in the South County (coastal) planning area. This project is exempt under CEQA.

County File No: DRC2005-00137

Assessor Parcel Number: 091-193-017

Supervisory District: 4

Date Accepted: April 11, 2006

Ryan Hostetter, Project Manager

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 12 in Exhibit B. (Document No. 2006-272)

4. This being the time set for hearing to consider a request by **JIM TARVER** for a Minor Use Permit/Coastal Development Permit to add 826 square feet of living/garage area to the existing 2,922 square foot single family residence. The project will result in a site total of 1,713 square feet of footprint and 3,748 square feet of gross structural area on an approximately 11,250 square foot parcel. The project will not impact or remove any pine or oak trees. The project is located at 630 Orlando Dr. in the Community of Cambria, in the North Coast Planning Area. This project is exempt under CEQA.

County File No: DRC2005-00133

Assessor Parcel Number: 023-025-029

Supervisory District: 2

Date Accepted: April 11, 2006

Ryan Hostetter, Project Manager

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through N in Exhibit A and subject to Conditions 1 through 22 in Exhibit B. (Document No. 2006-273)

HEARING ITEMS:

5. This being the time set for hearing to consider a request by **GILBERT GONZALES** for a Minor Use Permit/Coastal Development Permit to allow the addition of a single story 780 square foot mobile home as a secondary residence on the property, and a waiver of the road improvement and paving

requirements for the secondary residence. The project will result in the disturbance of approximately 780 square feet of a 1.03 acre parcel. The proposed project is within the Residential Suburban land use category and is located on the corner of Hillview and Los Reyes at 840 Los Reyes Way, approximately 1,236 feet west of the intersection of Highway 1 and Hillview in the Village of Callendar Garrett. The site is in the South County (coastal) planning area. This project is exempt under CEQA.

County File No: DRC2005-00135
 Supervisorial District 4
Ryan Hostetter, Project Manager

Assessor Parcel Number: 091-193-005
 Date Accepted: April 11, 2006

MINUTES:

Hearing Officer: John Nall
 Others: Gilbert Gonzales, applicant.

Ryan Hostetter, staff, presents the project.

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through H in Exhibit A and subject to Conditions 1 through 15 in Exhibit B. (Document No. 2006-274)

6. This being the time set for hearing to consider a request by **CYNTHIA BODGER** for a Lot Line Adjustment (COAL 06-0014) to adjust the lot lines between two parcels of 1.05 and 1.73 acres each. The adjustment will result in two parcels of 1.05 and 1.73 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located on the south side of Sandydale Road (at 735 Sandydale Road) approximately .25 mile east of the Sandydale/Pomeroy Road intersection, in the community of Nipomo. The site is in the South County (Inland) planning area. This project is exempt under CEQA.

County File No: SUB2005-00181
 Supervisorial District 4
Stephanie Fuhs, Project Manager

Assessor Parcel Number(s): 091-326-061 & -063
 Date Accepted: March 10, 2006

MINUTES:

Hearing Officer: John Nall
 Others: Cynthia Bodger, applicant.

Stephanie Fuhs, staff, presents the project.

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved based on Findings A through D in Exhibit A and subject to Conditions 1 through 9 in Exhibit B. (Document No. 2006-275)

7. This being the time set for hearing to consider a request by **LAURO AND STACEY VILLANUEVA / CYNTHIA STUART** for a Lot Line Adjustment (COAL 05-0404) to adjust the lot lines between two parcels of 1.14 and 1.36 acres each. The adjustment will result in two parcels of 1.37 and 1.13 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located on the southwestern corner of Camino Caballo and Camino Codorniz (at 1020 Camino Cordorniz), in the community of Nipomo. The site is in the South County (Inland) planning area. This project is exempt under CEQA.

County File No: SUB 2005-00153
Supervisory District 4
Stephanie Fuhs, Project Manager

Assessor Parcel Number(s): 091-430-053 & -054
Date Accepted: March 7, 2006

MINUTES:

Hearing Officer: John Nall
Others: Mr. Boss.

Stephanie Fuhs, staff, presents the project.

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved based on Findings A through D in Exhibit A and subject to Conditions 1 through 10 in Exhibit B. (Document No. 2006-276)

8. This being the time set for hearing to consider a request by **BETTY DELLA PENNA** for a Minor Use Permit to allow a waiver of the minimum access standards required for a proposed secondary dwelling. The proposed project is within the Residential Rural land use category and is located on the north side of Fowler Lane (at 2596 Fowler Lane), approximately 1,200 feet east of the Highway One/Fowler Lane intersection, approximately 1.5 miles south of the City of Arroyo Grande. The site is in the South County (Inland) planning area. (Recommendation is for a partial waiver of the access standards). This project is exempt under CEQA.

County File No: DRC2005-00128
Supervisory District 4
Stephanie Fuhs, Project Manager

Assessor Parcel Number: 075-271-008.
Date Accepted: February 17, 2006

Stephanie Fuhs, staff, presents the project.

Thereafter, on motion of the hearing officer, the Minor Use Permit is granted based on Findings A through G in Exhibit A with Finding G revised to read: *“Waiver of the minimum access for secondary dwellings that requires access from a road that is offered for dedication to the public and is surfaced with chip seal or better and is maintained through organized maintenance is justified because potential subdivisions along Fowler Lane will provide for an A-7(c) gravel road.”* and, subject to Conditions 1 through 15, with Condition #1.a revised to read: *“Waiver of the minimum access standards required for a proposed 1,200 square foot secondary dwelling with attached 776 square foot garage.”* and, Condition #11 deleted entirely. (Document No. 2006-277)

There being no further business to discuss, the hearing is adjourned at 9:52 a.m.

Respectfully submitted,
Mary Velarde, Secretary
Planning Department Hearings